



Turnpike Lane, Ickleford, Hitchin, Hertfordshire. SG5 3XB





3 Bedroom Semi-Detached House

Guide Price £625,000 Freehold

Early viewing is strongly advised on this beautifully presented and extended traditional semi detached family home, located in the sought after village of Ickleford on the outskirts of Hitchin.

The spacious accommodation comprises reception hall, cloakroom, sitting room with ornate fireplace and bay window, and extended living room with wood burning stove, fitted kitchen with integrated appliances, utility room and home office to the ground floor. Upstairs are three good size bedrooms and a four piece family bathroom suite. Externally, the property is set well back from the road with a driveway that provides off road parking for several vehicles, whilst to the rear is a good size, established garden. All in all, a superb family home that must be viewed.

- Extended family home
- Three generous bedrooms
- Extended living room with wood burning stove
- Separate sitting room with feature fireplace
- Fitted kitchen with integrated appliances
- Utility room and home office
- Set back from the road on a good size plot
- Off road parking for several vehicles
- Sought after village location
- Awaiting EPC. Council tax band E

Ground Floor

Front Door:

Composite double glazed front door.

Reception Hall:

A welcoming hallway with stairs leading to the first floor and cupboard underneath. Column radiator. Tiled flooring.

Cloakroom:

A white suite comprises of low level WC and wash hand basin. Tiled splash back. Inset ceiling lights. Tiled flooring.

Sitting Room:

Abt. 13' 2" x 12' 9" (4.01m x 3.89m) Double glazed bay window to front. Ornate cast iron fireplace. Column radiator. Picture rail. Coved ceiling. Carpet as fitted.

Living Room:

Abt. 20' 2" x 11' 9" (6.15m x 3.58m) An extended living room with part vaulted ceiling. Double glazed French doors leading to the rear garden. Feature fireplace with inset wood burning stove and slate hearth. Twin Velux windows to the rear. Two radiators. Television point. Wall light points. Laminate flooring.

Kitchen:

Abt. 14' 11" x 7' 5" (4.55m x 2.26m) A well appointed kitchen comprising a good range of eye and base level units with ample solid wood worktops. Single drainer sink unit. Built in four ring gas hob, eye level double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Tiled splash areas. Dual aspect double glazed windows to side and rear. Inset ceiling lights. Column radiator. Tiled flooring.

Utility Room:

Abt. 7' 8" x 6' 4" (2.34m x 1.93m) Butler sink. Plumbing for automatic washing machine. Double glazed door and window to rear. Tiled flooring. Door to home office.

Home Office:

Abt. 9' 10" x 7' 9" (3.00m x 2.36m) Double glazed window to side. Door to remaining storage area. Wall mounted electric radiator. Laminate flooring.

First Floor

Landing:

Double glazed window to side. Access to a part boarded loft space via a retractable ladder. Carpet as fitted.

Bedroom One:

Abt. 14' 4" x 10' 6" (4.37m x 3.20m) Double glazed bay window to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 11' 11" x 11' 4" (3.63m x 3.45m) Double glazed window to rear. Radiator. Built in wardrobe. Carpet as fitted.

Bedroom Three:

Abt. 8' 9" x 7' 5" (2.67m x 2.26m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

Abt. 7' 11" x 7' 5" (2.41m x 2.26m) A white suite comprising a double ended bath with central mixer tap, fully tiled shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to rear. Inset ceiling lights. Tiled flooring.

Outside**Front Garden:**

A large frontage screened from the road by mature trees. A driveway and gravelled area provides off road parking for several vehicles and the remainder is laid to lawn.

Rear Garden:

A mature rear garden that is mainly laid to lawn with a variety of trees, flowers and shrubs borders. Gated side access. Timber shed to remain.

Garage Storage:

Double doors open to storage area measuring abt. 7' 9" x 5' 8" (2.36m x 1.73m) A door leads into the home office.

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

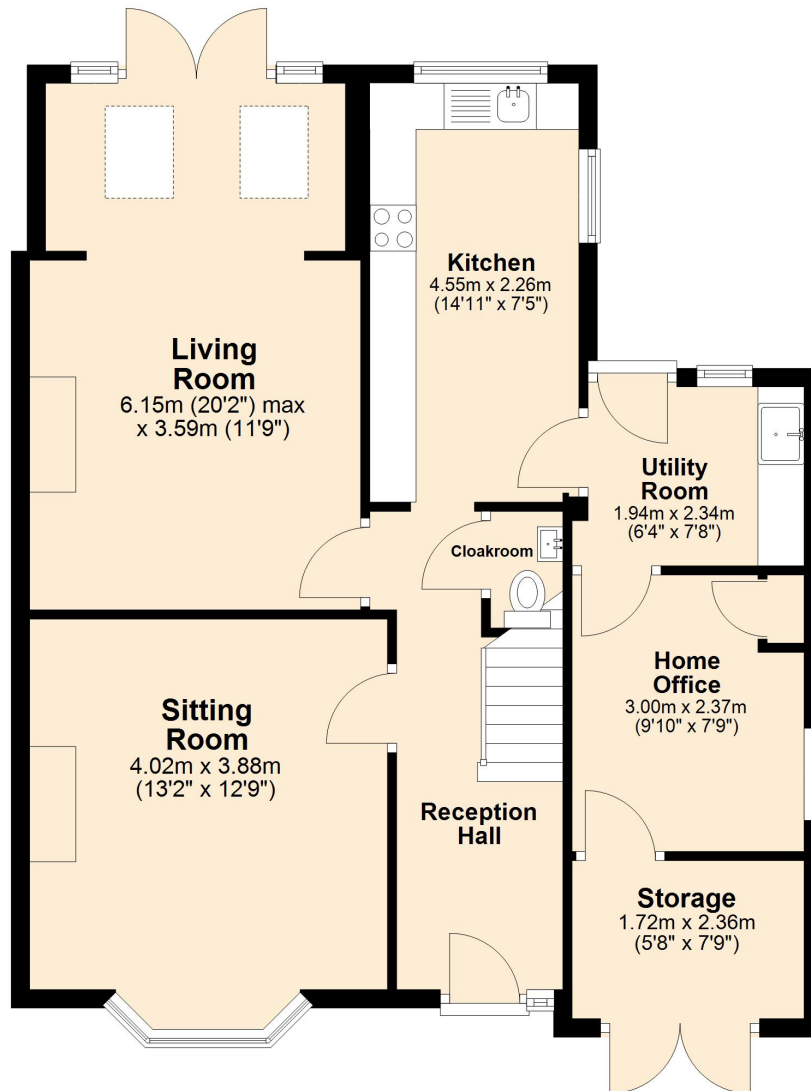




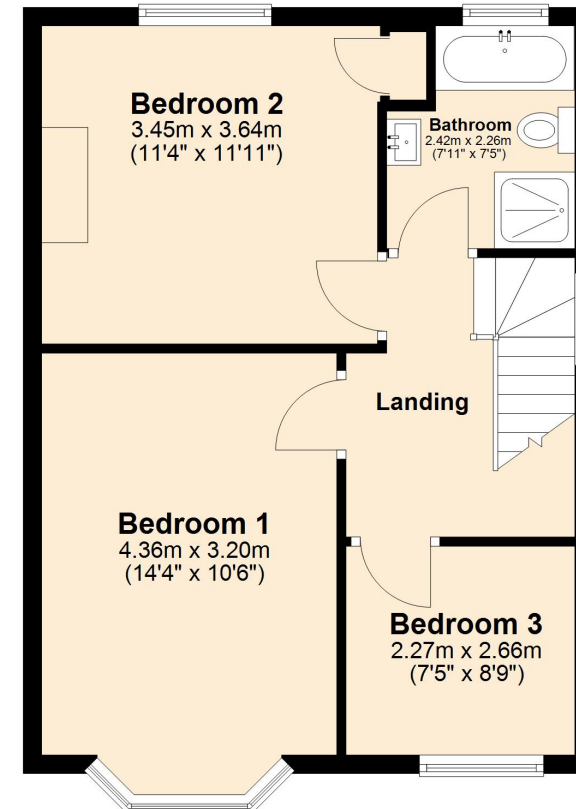
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.